



**Town of Barrington
Tax Assessor's Office
283 County Road
Barrington, RI 02806**

July 28, 2010

Town Council Members

In Re: Monthly Report – July 2010

Dear Council Members,

According to the Multiple Listing Service, the median sale price (of a single-family dwelling) now stands at \$353,000 (based on one hundred & twenty-one (121) sales) while for all of 2009 the median was \$305,000. This represents an increase of almost 16% over last year's median value. While this is still a far cry from the height in 2007 of \$440,000, the median figure is nonetheless going up after two years of decline. Included in the 2010 sales were five "bank-sales", a couple of "short-sales", a few "estate-sales", and a couple of "flips" from 2009 sales. The highest sale to date has been \$1,787,500 for a waterfront ranch on the Barrington River built in 1967 located at 66 New Meadow Road. The lowest sale to date was at \$121,500 for a bank-owned property located at 49 Roffee Street. There have been seven foreclosure deeds to date, which is about the same pace as seen in 2009. There have only been eleven (11) sales in the month of July, while there were thirty-four (34) in the month of June. This can be attributed to both the ending of the federal tax credit and the fact that July is traditionally a very slow month as far as real estate sales are concerned.

The median assessment (for the sales listed above) is approximately 7.9% above the median sale price. I have attached a separate sheet with all the sales in Barrington in 2010, along with the respective assessments, dollar differences, and percentage differences.

The Town of Barrington will be reducing the taxable amount of automobiles by \$500 which is in keeping with the recently revised changes to the phase-out law. A recent survey, prepared by the Division of Municipal Finance, shows that there are; thirteen (13) communities at the \$500 exemption, one at \$1,000, one at \$2,500, five at \$3,000, nine at \$6,000, and ten communities that had not finalized their budgets when this survey was put together. Many of the communities that counted on the \$6,000 phase-out had to increase their real estate rate in order to make up for the lost revenue from the significant reduction in the phase-out amount.

Respectfully Submitted

Michael R. Minardi
Tax Assessor
Town of Barrington

50% preconsumer content



10% postconsumer content

	#	Street	Date	Sale Price	Assmt.	\$ Diff	% Diff	Plat	Lot	Comments
1	49	Roffee Street	01/20/10	\$ 121,500	\$ 206,500	\$ 85,000	-41.2%	22	147	Bank Sale
2	186	Maple Avenue	07/01/10	\$ 145,000	\$ 211,500	\$ 66,500	-31.4%	23	073	Bank Sale
3	225	Roffee Street	06/28/10	\$ 160,000	\$ 196,900	\$ 36,900	-18.7%	22	190	2-Bedroom
4	14	Walsh Avenue	04/09/10	\$ 168,500	\$ 246,100	\$ 77,600	-31.5%	01	007	Cash sale, "needs cosmetics"
5	6	Adelaide Avenue	06/22/10	\$ 190,000	\$ 356,800	\$ 166,800	-46.7%	07	039	Teardown, new house Fall 2010
6	10	Leslie Avenue	07/23/10	\$ 198,000	\$ 392,600	\$ 194,600	-49.6%	01	076	Wfr, Estate Sale, Cash Sale
7	604	County Road	03/31/10	\$ 200,000	\$ 282,000	\$ 82,000	-29.1%	16	077	Sold as-is per court order
8	204	Waseca Avenue	05/21/10	\$ 200,000	\$ 300,400	\$ 100,400	-33.4%	23	240	
9	73	Primrose Hill Road	06/24/10	\$ 200,000	\$ 333,400	\$ 133,400	-40.0%	15	001	
10	3	Kenmore Court	05/04/10	\$ 207,000	\$ 274,400	\$ 67,400	-24.6%	15	092	Bank Sale
11	24	Anoka Avenue	05/26/10	\$ 210,000	\$ 261,300	\$ 51,300	-19.6%	23	177	
12	129	Rogers Avenue	02/25/10	\$ 215,000	\$ 247,900	\$ 32,900	-13.3%	12	204	
13	6	Anderson Drive	06/30/10	\$ 215,000	\$ 342,700	\$ 127,700	-37.3%	32	342	"Short-Sale"
14	220	Foote Street	06/30/10	\$ 217,900	\$ 318,900	\$ 101,000	-31.7%	22	429	Bank Sale
15	17	Whipple Avenue	06/01/10	\$ 222,500	\$ 215,700	\$ (6,800)	3.2%	22	241	
16	198	Waseca Avenue	05/28/10	\$ 234,000	\$ 275,100	\$ 41,100	-14.9%	23	242	
17	10	Short Road	05/28/10	\$ 235,000	\$ 339,600	\$ 104,600	-30.8%	02	143	
18	62	Acre Avenue	01/11/10	\$ 238,000	\$ 231,200	\$ (6,800)	2.9%	35	086	Flip from 2009 sale
19	6	Caldarone Street	06/15/10	\$ 238,000	\$ 250,200	\$ 12,200	-4.9%	22	656	
20	61	Linden Road	01/15/10	\$ 240,000	\$ 344,800	\$ 104,800	-30.4%	29	211	
21	8	Christine Drive	04/15/10	\$ 240,000	\$ 375,800	\$ 135,800	-36.1%	31	090	
22	96	Walnut Road	03/12/10	\$ 242,000	\$ 251,300	\$ 9,300	-3.7%	18	097	
23	86	Blanding Avenue	04/26/10	\$ 250,000	\$ 279,000	\$ 29,000	-10.4%	01	345	
24	676	County Road	06/04/10	\$ 258,500	\$ 263,600	\$ 5,100	-1.9%	14	178	Slab Ranch
25	66	Prospect Street	07/22/10	\$ 264,500	\$ 232,800	\$ (31,700)	13.6%	18	006	Cash Sale
26	1	Meadowbrook Dr.	04/16/10	\$ 265,000	\$ 317,100	\$ 52,100	-16.4%	32	458	
27	20	Williams Street	04/30/10	\$ 268,000	\$ 270,100	\$ 2,100	-0.8%	12	053	Flip from 2009 sale
28	8	Claremont Road	02/12/10	\$ 270,000	\$ 286,000	\$ 16,000	-5.6%	15	065	
29	323	New Meadow Road	05/28/10	\$ 270,000	\$ 315,500	\$ 45,500	-14.4%	31	219	Sold \$20k above list price
30	40	Middle Highway	04/15/10	\$ 275,000	\$ 387,100	\$ 112,100	-29.0%	16	179	Estate Sale
31	4	Stanley Avenue	06/29/10	\$ 275,000	\$ 279,900	\$ 4,900	-1.8%	29	037	
32	51	Lincoln Avenue	07/09/10	\$ 275,000	\$ 436,400	\$ 161,400	-37.0%	19	001	1868 Farmhouse, 38,128-sf Lot
33	24	Highview Avenue	05/27/10	\$ 278,000	\$ 297,600	\$ 19,600	-6.6%	14	310	
34	595	Maple Avenue	03/19/10	\$ 280,000	\$ 271,700	\$ (8,300)	3.1%	19	073	
35	8	Centennial Avenue	03/24/10	\$ 280,000	\$ 289,800	\$ 9,800	-3.4%	22	387	
36	36	Fales Avenue	05/24/10	\$ 289,000	\$ 323,700	\$ 34,700	-10.7%	09	053	
37	63	Washington Road	01/27/10	\$ 290,000	\$ 293,600	\$ 3,600	-1.2%	12	291	
38	130	Washington Road	03/08/10	\$ 292,000	\$ 304,100	\$ 12,100	-4.0%	17	013	
39	53	Lamson Road	07/09/10	\$ 295,000	\$ 289,500	\$ (5,500)	1.9%	32	302	
40	1	Edgewood Drive	06/15/10	\$ 303,000	\$ 329,400	\$ 26,400	-8.0%	16	123	
41	2	Hunt Drive	06/28/10	\$ 304,833	\$ 292,300	\$ (12,533)	4.3%	14	311	
42	25	Charles Street	04/30/10	\$ 305,000	\$ 336,300	\$ 31,300	-9.3%	30	120	
43	20	Fessenden Road	03/18/10	\$ 312,500	\$ 275,600	\$ (36,900)	13.4%	10	104	To Be Torn Down
44	53	Martin Avenue	06/21/10	\$ 315,000	\$ 308,100	\$ (6,900)	2.2%	32	092	
45	10	Simmons Road	04/30/10	\$ 316,000	\$ 347,700	\$ 31,700	-9.1%	32	204	
46	25	Riverview Drive	07/22/10	\$ 320,000	\$ 369,900	\$ 49,900	-13.5%	33	124	Waterfront Cove, Cash Sale
47	68	Linden Road	03/19/10	\$ 327,000	\$ 360,200	\$ 33,200	-9.2%	32	044	
48	6	Cherry Lane	04/30/10	\$ 330,000	\$ 317,600	\$ (12,400)	3.9%	21	086	
49	60	Martin Avenue	05/20/10	\$ 330,000	\$ 317,700	\$ (12,300)	3.9%	34	098	
50	214	New Meadow Road	03/31/10	\$ 332,000	\$ 313,600	\$ (18,400)	5.9%	32	362	
51	214	New Meadow Road	03/31/10	\$ 332,000	\$ 313,600	\$ (18,400)	5.9%	32	362	
52	18	Pine Avenue	03/19/10	\$ 332,500	\$ 340,500	\$ 8,000	-2.3%	14	055	
53	11	Hunt Drive	01/26/10	\$ 335,000	\$ 396,000	\$ 61,000	-15.4%	14	295	
54	12	Stacy Street	06/24/10	\$ 335,000	\$ 316,800	\$ (18,200)	5.7%	32	097	
55	5	Cheshire Drive	05/12/10	\$ 338,000	\$ 366,800	\$ 28,800	-7.9%	31	291	
56	48	Primrose Hill Road	02/17/10	\$ 338,500	\$ 360,900	\$ 22,400	-6.2%	16	169	
57	6	Middle Street	04/30/10	\$ 342,500	\$ 334,200	\$ (8,300)	2.5%	03	120	
58	26	Appian Way	05/28/10	\$ 350,000	\$ 325,100	\$ (24,900)	7.7%	04	043	Cash sale

	#	Street	Date	Sale Price	Assmt.	\$ Diff	% Diff	Plat	Lot	Comments
59	72	Teed Avenue	06/03/10	\$ 350,000	\$ 365,000	\$ 15,000	-4.1%	34	019	Slight Waterview, cash sale
60	624	Maple Avenue	04/28/10	\$ 352,225	\$ 376,200	\$ 23,975	-6.4%	19	059	1855 Brick Home, dated interior
61	22	Meadowbrook Dr.	04/30/10	\$ 353,000	\$ 361,800	\$ 8,800	-2.4%	32	473	
62	39	Sunset Drive	06/14/10	\$ 356,000	\$ 478,900	\$ 122,900	-25.7%	33	223	View plus wfr lot (buildable?)
63	109	Rogers Avenue	05/08/10	\$ 359,900	\$ 377,200	\$ 17,300	-4.6%	12	214	
64	11	Chapman Lane	04/05/10	\$ 361,000	\$ 425,800	\$ 64,800	-15.2%	26	239	
65	3	Teakwood Lane	07/22/10	\$ 364,260	\$ 384,100	\$ 19,840	-5.2%	31	288	
66	11	Opechee Drive	06/04/10	\$ 365,000	\$ 626,300	\$ 261,300	-41.7%	32	114	Waterfront Barrington River
67	5	Telford Road	06/22/10	\$ 372,500	\$ 459,100	\$ 86,600	-18.9%	25	235	
68	10	Hanson Road	03/31/10	\$ 374,000	\$ 421,300	\$ 47,300	-11.2%	34	104	
69	51	Governor Bradford	03/19/10	\$ 375,000	\$ 418,300	\$ 43,300	-10.4%	09	155	
70	15	Manor Road	02/16/10	\$ 375,900	\$ 425,000	\$ 49,100	-11.6%	25	297	Dated interior
71	20	Martin Avenue	06/15/10	\$ 377,000	\$ 371,500	\$ (5,500)	1.5%	34	001	
72	261	Lincoln Avenue	02/26/10	\$ 388,750	\$ 328,300	\$ (60,450)	18.4%	21	051	
73	11	Stanley Avenue	01/29/10	\$ 390,000	\$ 387,900	\$ (2,100)	0.5%	29	082	
74	3	Old Chimney Road	06/11/10	\$ 392,500	\$ 432,200	\$ 39,700	-9.2%	31	262	Bought 5-4-07 for \$500k
75	8	College Lane	03/15/10	\$ 399,000	\$ 392,300	\$ (6,700)	1.7%	15	203	Owner financed
76	12	Middle Street	05/04/10	\$ 400,000	\$ 387,300	\$ (12,700)	3.3%	03	100	
77	222	Nayatt Road	05/24/10	\$ 400,000	\$ 474,100	\$ 74,100	-15.6%	24	101	Large lot
78	11	Starbrook Drive	06/15/10	\$ 412,000	\$ 415,900	\$ 3,900	-0.9%	32	383	
79	6	Valentine Drive	04/10/10	\$ 415,000	\$ 354,400	\$ (60,600)	17.1%	20	160	
80	24	Stanhope Drive	06/18/10	\$ 415,000	\$ 479,400	\$ 64,400	-13.4%	16	140	
81	22	Winthrop Drive	06/24/10	\$ 428,000	\$ 459,100	\$ 31,100	-6.8%	26	118	
82	22	Richmond Avenue	05/01/10	\$ 430,000	\$ 384,200	\$ (45,800)	11.9%	12	046	
83	28	Old Chimney Road	03/26/10	\$ 434,000	\$ 570,600	\$ 136,600	-23.9%	31	362	
84	4	Bernard Avenue	05/12/10	\$ 435,000	\$ 475,800	\$ 40,800	-8.6%	18	206	
85	6	Ferncliffe Road	06/29/10	\$ 440,000	\$ 459,800	\$ 19,800	-4.3%	24	184	
86	47	Walnut Road	05/25/10	\$ 445,000	\$ 505,600	\$ 60,600	-12.0%	17	195	Includes 2nd lot
87	7	Annie's Way	04/30/10	\$ 450,000	\$ 497,800	\$ 47,800	-9.6%	22	689	
88	8	Carriage Trail	05/28/10	\$ 465,000	\$ 629,200	\$ 164,200	-26.1%	14	392	
89	46	Sowams Road	07/01/10	\$ 465,000	\$ 390,000	\$ (75,000)	19.2%	27	016	1888-Conventional
90	150	Middle Highway	03/31/10	\$ 468,000	\$ 498,400	\$ 30,400	-6.1%	20	175	Corner of Lincoln
91	62	Ferry Lane	05/28/10	\$ 469,000	\$ 512,300	\$ 43,300	-8.5%	26	178	
92	16	Sowams Road	01/22/10	\$ 475,000	\$ 313,800	\$ (161,200)	51.4%	27	076	Waterview Only
93	60	Governor Bradford	04/28/10	\$ 475,000	\$ 610,400	\$ 135,400	-22.2%	09	233	
94	421R	Sowams Road	02/02/10	\$ 490,000	\$ 579,500	\$ 89,500	-15.4%	31	399	Bank Sale
95	9	Newbrook Drive	06/24/10	\$ 499,900	\$ 391,200	\$ (108,700)	27.8%	32	481	Newly renovated inside & out
96	19	Robbins Drive	06/21/10	\$ 500,000	\$ 513,100	\$ 13,100	-2.6%	35	207	
97	116	Governor Bradford	06/23/10	\$ 500,000	\$ 551,200	\$ 51,200	-9.3%	26	085	
98	55	Chapel Road	05/28/10	\$ 510,000	\$ 612,800	\$ 102,800	-16.8%	04	077	
99	25	New Meadow Road	03/09/10	\$ 515,000	\$ 576,800	\$ 61,800	-10.7%	27	116	
100	4	Half Mile Road	06/14/10	\$ 530,000	\$ 566,400	\$ 36,400	-6.4%	24	097	Cash Sale
101	11	Jenny's Lane	06/24/10	\$ 530,000	\$ 649,200	\$ 119,200	-18.4%	25	041	Contemporary
102	40	Bluff Road	06/30/10	\$ 532,500	\$ 577,000	\$ 44,500	-7.7%	08	004	1890-Conventional
103	20	Lincoln Avenue	04/05/10	\$ 550,000	\$ 618,200	\$ 68,200	-11.0%	17	356	1783 Historic Dwelling
104	3	Driftwood Drive	05/20/10	\$ 550,000	\$ 563,600	\$ 13,600	-2.4%	25	131	Short Sale
105	14	Terrace Drive	03/22/10	\$ 573,000	\$ 658,400	\$ 85,400	-13.0%	09	268	
106	14	Bullock Avenue	07/01/10	\$ 575,000	\$ 402,200	\$ (172,800)	43.0%	31	134	Private Non-MLS Sale
107	10	Westwood Lane	04/28/10	\$ 589,200	\$ 696,300	\$ 107,100	-15.4%	35	176	Waterview Only
108	8	Echo Drive	01/26/10	\$ 630,000	\$ 633,000	\$ 3,000	-0.5%	05	082	Almeida renovation, cash sale
109	27	Half Mile Road	05/25/10	\$ 675,000	\$ 856,100	\$ 181,100	-21.2%	24	172	Private Non-MLS Sale
110	173	Mathewson Road	07/12/10	\$ 700,000	\$ 1,390,200	\$ 690,200	-49.6%	25	062	Estate Sale, Cash Sale
111	1	North Lake Drive	06/30/10	\$ 715,000	\$ 708,400	\$ (6,600)	0.9%	05	107	1878-Brick home
112	1	Quincy Adams	06/21/10	\$ 735,000	\$ 721,100	\$ (13,900)	1.9%	26	201	
113	21	Jenny's Lane	06/28/10	\$ 736,500	\$ 651,800	\$ (84,700)	13.0%	25	197	
114	4	Lewis Street	07/20/10	\$ 805,000	\$ 667,400	\$ (137,600)	20.6%	09	143	Completely renovated 2004
115	2	Atlantic Crossing	05/03/10	\$ 837,500	\$ 1,031,800	\$ 194,300	-18.8%	19	302	New home by Atlantic Crossing
116	5	Northwest Passage	06/28/10	\$ 855,000	\$ 957,100	\$ 102,100	-10.7%	19	295	

